

FLOOD HAZARD AREAS

Over 13,000 acres of Wyandotte County (Kansas City, KS, Bonner Springs, and Edwardsville) is comprised of two 100-year floodplains; Zone A, areas with a 1% annual chance of flooding and Zone AE, areas with a 1% annual change of flooding, but have an established base flood elevation. Zone A designations have a 26% chance of flooding over the life of a 30-year mortgage.

Over 8,000 acres of flood plain area within our city limits is associated with the Kansas and Missouri Rivers. Many other smaller streams are contained within the city limits. These smaller streams are prone to flash flooding.

Three major floods of record and a number of lesser ones have overrun the floodplains of the Kansas and the Missouri Rivers. Major events occurred in 1844, 1951, 1993 when both rivers delivered flood waters on the area at the same time.

Information on whether your property is in the 100-year floodplain can be obtained by coming into the Neighborhood Resources Center – Building Inspections at 4601 State Avenue, Ste. 88, (913) 573-8620, or Department of Urban Planning and Land Use at 701 N. 7th Street, Room 423, (913) 573-5750.

Additional Resources:

- www.wycokck.org/floodplain
- www.FEMA.gov
- www.Floodsmart.gov

FLOOD SAFETY

The following common sense guidelines can help keep you safe from the dangers of flooding:

- Do not drive through a flooded area. More people drown in cars than anywhere else. Do not drive around barriers.
- Do not walk through flowing water. Currents can be deceptive. Six inches of water can knock you off your feet.

Wyandotte County, Kansas City, Kansas

FLOOD INFORMATION

- Stay away from power lines and electrical wires. If your house is about to be flooded, turn off the power at the service box. Electrical current can travel through water. Electrocution is the 2nd leading cause of death during floods.
- Be alert to gas leaks. Turn off the gas to your house before it floods. If you smell gas, report it to your gas company. Do not use candles, lanterns, or open flames if you smell gas or are unsure if your gas has been shut off.
- Keep children away from the flood waters, ditches, culverts and storm drains. Flood waters can carry unimaginable items that have dislodged themselves. Culverts may suck smaller people into them, rendering them helpless.
- Clean everything that has been wet. Flood water will be contaminated with sewage and chemicals which pose severe health threats.
- Look out for animals, especially snakes. Small animals that have been flooded out of their home may seek shelter in yours.
- Do not use gas engines, such as generators, or charcoal fires indoors during power outages. Carbon monoxide exhaust can pose serious health hazards.

PROPERTY PROTECTION MEASURES

If your property is susceptible to flooding, there are many flood damage reduction measures you can employ:

- Watertight seals can be applied to brick and block walls to protect against low-level flooding.
- Utilities such as heating and air conditioning systems, water heaters and other major appliances can be elevated to floors higher in the structure or set on raised platforms.

- Temporary measures such as moving furniture and other valuables to higher floors or sandbagging exterior openings will also help.
- Elevating or relocating the entire structure may also be a feasible option.

The city's and bagging plan is designed to keep critical roads, buildings, and services protected, not to protect every house in town that might flood.

FLOODPLAIN PERMIT REQUIREMENTS

All development within the 100-yr. floodplain (not just construction of buildings, but filling, excavation, fences, etc.) is required to obtain a Flood Development Permit. Applications must be made prior to doing any work in a floodplain area. Please contact the Building Inspections Department for additional information at (913) 573-8620. You may report any illegal development activities to the above number as well.

SUBSTANTIAL IMPROVEMENT/DAMAGE

The NFIP requires that if the cost of improvements to a building or the cost to repair damages (from any cause) to a building exceeds 50% of the market value of the building (excluding land value), the entire building must be brought up to current floodplain management standards. Building improvement projects include exterior and interior remodeling, rehabilitation, additions, and repair and reconstruction projects. Additionally, the cost of currently planned improvements will be added to the cost of previously made improvements and compared to the existing market value to determine if the improvements exceed 50% of the structure's value. Please contact the Building Inspections Department at (913) 573-8620 for further information.

FLOOD INSURANCE

If you do not have flood insurance, talk to your insurance agent. Most homeowner's insurance policies do not cover damage from floods. Flood insurance is only available to those communities participating in the National Flood Insurance Program (NFIP). Because of our floodplain management programs that attempt to protect us from the multiple flooding hazards, Wyandotte County, Kansas City, Kansas is part of the NFIP and thus, residents are able to obtain flood insurance.

Be sure to check your policy to ensure you have adequate coverage. Usually these policies cover the building structure, but not the contents. Contents coverage can also be obtained by asking. There is a 30-day waiting period before flood insurance coverage becomes effective. Plan ahead; do not wait until a flood is predicted before purchasing flood insurance.

If you are building inside the floodplain, the purchase of flood insurance is mandatory if using a federally regulated/insured bank for a loan.

NATURAL & BENEFICIAL FUNCTIONS

Floodplains play a valuable role in providing natural and beneficial functions to the area around, and including Kansas City. Floodplains that are relatively undisturbed provide a wide range of benefits to both human and natural systems. These benefits provide aesthetic pleasure as well as function to provide active processes such as filtering nutrients.



DRAINAGE SYSTEM MAINTENANCE

As simple as it may sound, simply keeping smaller ditches and streams free of debris can dramatically improve the run-off capacity of low-lying areas, as well as greatly reduce the occurrence blockage that significantly contributes to flooding. It is illegal to dump materials into a required waterway and violators may be fined. If you see someone in the act of dumping or see debris in one of our watercourses, please contact the Public Works Department through the 311 Call Center at (913) 573-5311.

FLOOD WARNING SYSTEM

Many times, flooding along the Missouri and Kansas Rivers can be predicted days in advance, giving ample warning for preparation and evacuation. However, in the event of a flash flood due to a large rain event, you may be the first to notice the oncoming situation and have only hours to execute your escape evacuation plan. Tune to the NOAA Weather Radio or your favorite news source for all flood and other weather related information. You will also notice regular interruptions on local radio and television stations advising you of the situation.

ADDITIONAL INFORMATION

If you should require further or more detailed information regarding flood-related issues in Wyandotte County, Kansas City, Kansas, here are some additional sources:

- FEMA website at www.FEMA.gov
- Department of Urban Planning and Land Use (913) 573-5750. Building Inspections Department (913) 573-8620.
- Floodplain FAQ page on the city website at www.wycokck.org/floodplain
- Wyandotte County, Kansas City libraries



- Floods, especially Flash Floods kill more people each year than any other weather phenomenon.
- As little as 8 inches of fast moving water can sweep you off your feet.
- As little as 18-24 inches of water is enough to float a car and carry it away.
- If you see a road barrier across a flooded roadway...

TURN AROUND. DON'T DROWN!

- Never drive through flooded roadways.
- Leave areas subject to flooding, such as dips, low spots, and underpasses.
- Do not attempt to cross flowing streams; you do not know how deep the water could be.
- Never drive through flooded roadways.
- If your vehicle is suddenly caught in rising water, leave it immediately and seek higher ground.
- Report any flooding to your local authorities or the National Weather Service.